

IN RE: PETITION FOR ZONING VARIANCE
3/8 of Center Place, 25' E of
the c/l of Willow Spring Road
(103 Center Place)
12th Election District
7th Councilmanic District
Heritage Court Ltd. Part.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-515-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 52 parking spaces in lieu of the minimum required 68 spaces for a proposed three story apartment building, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Julian Colgin, 1st Vice Manager for Shelton Development Corporation, General Partner, appeared, testified and was represented by Nita L. Schultz, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 103 Center Place, consists of 5.57 acres split zoned B.L.-C.C.C. and is the proposed location for a three story apartment building consisting of 101 residential units for senior citizens on fixed incomes. All residents will be required to be 60 years of age and have an income which does not exceed 60% of the median income for the Baltimore region. Currently, the income to one individual is approximately \$15,000, and for two individuals, approximately \$18,000. This housing project is receiving assistance from Federal, State and Baltimore County agencies.

Petitioners contend strict compliance with the parking requirements under the zoning regulations is unreasonable in light of the actual parking needs of the residents in this instance. Testimony presented by Petitioners indicated that due to the limited income and location of the proposed project, which is in the center of Dundalk across from the shop-

ping center, the half block from public transportation, the likelihood of the required parking spaces being used is not great. Mr. Colgin testified that across the street there is presently a lot unit Section B housing facility with a parking ratio of one space for every two units, similar to that proposed by Petitioners. Mr. Colgin further testified that the parking lot is not used to capacity and has ample vacancies. To support his testimony he indicated he has visited the site a minimum of twice a week for approximately a year to observe the parking situation.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Folger, 270 Md. 205 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Therefore, the Commission, finding that the property, and the use proposed thereon, are in compliance with the zoning regulations, and the variance requested is to be granted.

ORDERED: IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County that the petition for a variance to permit 52 parking spaces in lieu of the minimum required 68 spaces for a proposed three story apartment building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the Board of Appeals has rendered its decision.
- 2) For whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTRACIEWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commission
Office of Planning & Zoning
7th Councilmanic District
12th Election District
J. Robert Harris
Deputy Zoning Commissioner

Nita L. Schultz, Esquire
Callagher, Evelius and Jones
218 North Charles Street, Suite 400
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
3/8 of Center Place, 25' E of the c/l of Willow Spring Road
(103 Center Place)
12th Election District - 7th Councilmanic District
Heritage Court Limited Partnership II - Petitioners
Case No. 89-515-A

Dear Ms. Schultz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered in the above-captioned matter, the petition for Zoning Variance has been granted in accordance with the attached Order.

Very truly yours,

ANN M. NASTRACIEWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section --409.6A.1.1. to permit 52 parking spaces in lieu of the minimum 68.

in lieu of the minimum 68.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached Exhibit A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I, we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
Heritage Court Limited Partnership II
(Type or Print Name)
Signature: Mark K. Joseph, President
Address: 218 N. Charles St.
City and State: Baltimore, MD 21201

Attorney for Petitioner: Nita L. Schultz, Esquire
(Type or Print Name)
Signature: Nita L. Schultz
Address: 218 North Charles Street
City and State: Baltimore, MD 21201

Attorney's Telephone No.: (301) 727-7702

MAP 46
E.D. 12
DATE 4-20-89
CCO J.F.
ICD J.F.
DP

EXHIBIT A

We are applying for a zoning variance changing our present requirement of one parking space for every 1.5 dwellings to one space for every two dwellings for the following reasons:

1. Section 409.6A.1 of the Baltimore County Zoning Regulations permits the Zoning Commissioner to allow the provision of fewer parking spaces for an elderly housing facility.

2. The Heritage Court project is an elderly housing facility funded in part by low interest rate loans from the State and Baltimore County. All 101 units are restricted to individuals who are 60 years of age or older or to couples where either the husband or wife is 60 years of age or older. Income limits of residents are restricted to 60% of the area median income as defined by the Community Development Administration of the State of Maryland. Rents are regulated and may not exceed 30% of the resident's income. Many elderly persons who are eligible for occupancy under the above criteria do not own cars, and, therefore, one parking space for every 1.5 dwelling units is not needed.

3. The project is located in the commercial district in downtown Dundalk. Shopping, banking and other amenities used by the elderly are within walking distance. Dundalk Medical Center (a satellite of Francis Scott Key Hospital) is within walking distance of the project. Please refer to the attached list of Physicians and Dentists that are located near the project.

4. Mass transportation is readily available. The Number 10 bus has a direct line to downtown Baltimore. The bus stop is located one half block from the project on the corner of Center Place and Dundalk Avenue.

5. Because the project is a low to moderate income elderly housing facility, we anticipate few tenants owning cars.

6. Similar projects in the vicinity have a ratio of approximately two dwellings to one parking space and it is our understanding that this has been sufficient.

7. We have one hundred and one units and would like to provide fifty-two parking spaces instead of the required sixty-eight spaces.

8. Decreasing the required parking from sixty-eight spaces to fifty-two spaces will not create congestion in surrounding roads, streets or alleys; will not be detrimental to the health, safety, or general welfare of the locality; is not inconsistent with the property's zoning classification; nor is it inconsistent with the spirit and intent of the Zoning Regulations of Baltimore County.

NLS/3698x
2/27/89

DUNDALK PHYSICIAN'S

David Bacharach
691 Dunmor Way
Dermatology

Dr. John Conway
3401 Dunmor Way
General Practitioner

Dr. Richard Cross
6901 Dunmor Way
Ear, Nose and Throat

Sutpal Dang
40 South Dundalk Ave.
General Practitioner

John Eyert
Christopher Harvey
Dr. Rawdon Rambo
Dr. Nathan Skla
Dr. Henry Startzman
40 South Dundalk Ave.
General Practitioner

Dr. Ataollah Golpira
3029 Dundalk Avenue
General Practitioner

Dr. Savinder Julka
2900 Dunran Road
General Practitioner

Dr. Nick Kahlerman
6901 Dunmor Way
General Practitioner

Dr. James Lawrence
6901 Dunmor Way
General Practitioner

Dr. J.M. Niehoff
6800 Morningside Road
General Practitioner

Dr. B.C. Veneracion
3401 Dundalk Avenue
General Practitioner

Dundalk Medical Center
(Satellite of Frances)
10-15 Physicians
(Approx. 6 General Practitioner)

DUNDALK DENTISTS

Charles Cooperman, D.D.S.
5 Shipping Place

John Cronin, D.D.S.
83 Shipping Place

Dennis Thome, D.D.S.
One Kingship Road

Frank LeLucia, D.D.S.
40 South Dundalk Avenue

Harvey Landay, D.D.S.
78 Dundalk Avenue

Irvin Littman, D.D.S.
6901 Dunmor Way

Richard Morris, D.D.S.
13 Dunman Avenue

Donald Towson, D.D.S.
2907 Dundalk Avenue

Dundalk Medical Center* Has Dentists Available

*Dundalk Medical Center is within 6 blocks of the site.

BANKS

First National Bank of Maryland
5 Center Place

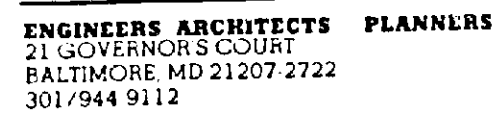
Maryland National
19 Shipping Place

Provident
39 Shipping Place

Union Trust
17 Center Place

Augusta Savings & Loan
7 Center Place

03885



PARCEL NO. 2

PARCEL NO. 3

STV ENGINEERS, Architects Engineers Planners Interior Designers, Professional Member Firms: STV/Michael Lynn & Associates
STV/Lyon Associates STV/Management Consultants STV/H.D. R. Mingham STV/Sandells & Thomas STV/Seelye Stevenson Value & Knecht

DESCRIPTION OF PARCELS 2 AND 3
Page 2

- STVL/SON ASSOCIATES
Mark A. Riddle
Md. Reg. Property Line Surveyor No. 244

By A. C. White

GG5:mf

VALIDATION OR SIGNATURE OF CASHIER

cc: Heritage Court Limited Partnership
Nita L. Schultz, Esq.
Barbara King
File

Petitioner Heritage Court Ltd
 Petitioner's Received by: James E. Dyer
 Attorney Nita L. Schultz Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1989

COUNTY OFFICE BLDG.
121 W. CROSSKEY AVE.
TOWSON, MARYLAND 21204

000

Nita L. Schultz, Esquire
Gallagher, Evelius & Jones
218 North Charles Street, Suite 400
Baltimore, MD 21201RE: Item No. 413, Case No. 89-515-A
Petitioner: Heritage Court Ltd Partnership
Petition for Zoning Variance

Dear Mr. Schultz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIANSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 687-3391.

Very truly yours,

JAMES E. DYER

Chairman

Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Julian Colvin
218 N. Charles Street
Baltimore, MD 21201Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

April 21, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and 413.

Very truly yours,

Michael S. Planigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
APR 28 1989
ZONING OFFICEBALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
SECTION AND RESOURCE MANAGEMENTZoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204Zoning Item # 413, Zoning Advisory Committee Meeting of April 11, 1989
Property Owner: Heritage Court Limited Partnership
Location: 5000 N. Charles St. at intersection of N. Charles St. District: 12
Water Supply: meter Sewage Disposal: meter

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of food service equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____ conducted.
 - () The results are valid until _____
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 15-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENTBALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCETO: Zoning Advisory Committee DATE: May 23, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 11, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for items 399, 400, 401, 402, 403, 404, 406, 408, 409, 410, 412, 413, 414, and 416.

Comments are attached for items 405 and 411.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Encls.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCETO: J. Robert Haines
Zoning Commissioner

DATE: June 16, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-515-A
Item No. 413

Re: Heritage Court Limited Partnership II

The Petitioner requests a variance to allow 52 parking spaces in lieu of the required 68 spaces. In reference to this request, staff offers the following comments:

The project was given CRG approval on September 1, 1988 (File No. XII-93). Comments from this office with regard to the CRG are attached. The approved zoning plan should conform to the approved CRG plan and the final landscape plan.

A:61689.txt Pg.3

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Heritage Court Limited Partnership II

Location: 5000 N. Charles St. at intersection of N. Charles St.

Item No. 413 Zoning Agency: Baltimore County

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," _____ prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENT
FROM: OFFICE OF PLANNING AND ZONING

DATE: 6-1-89

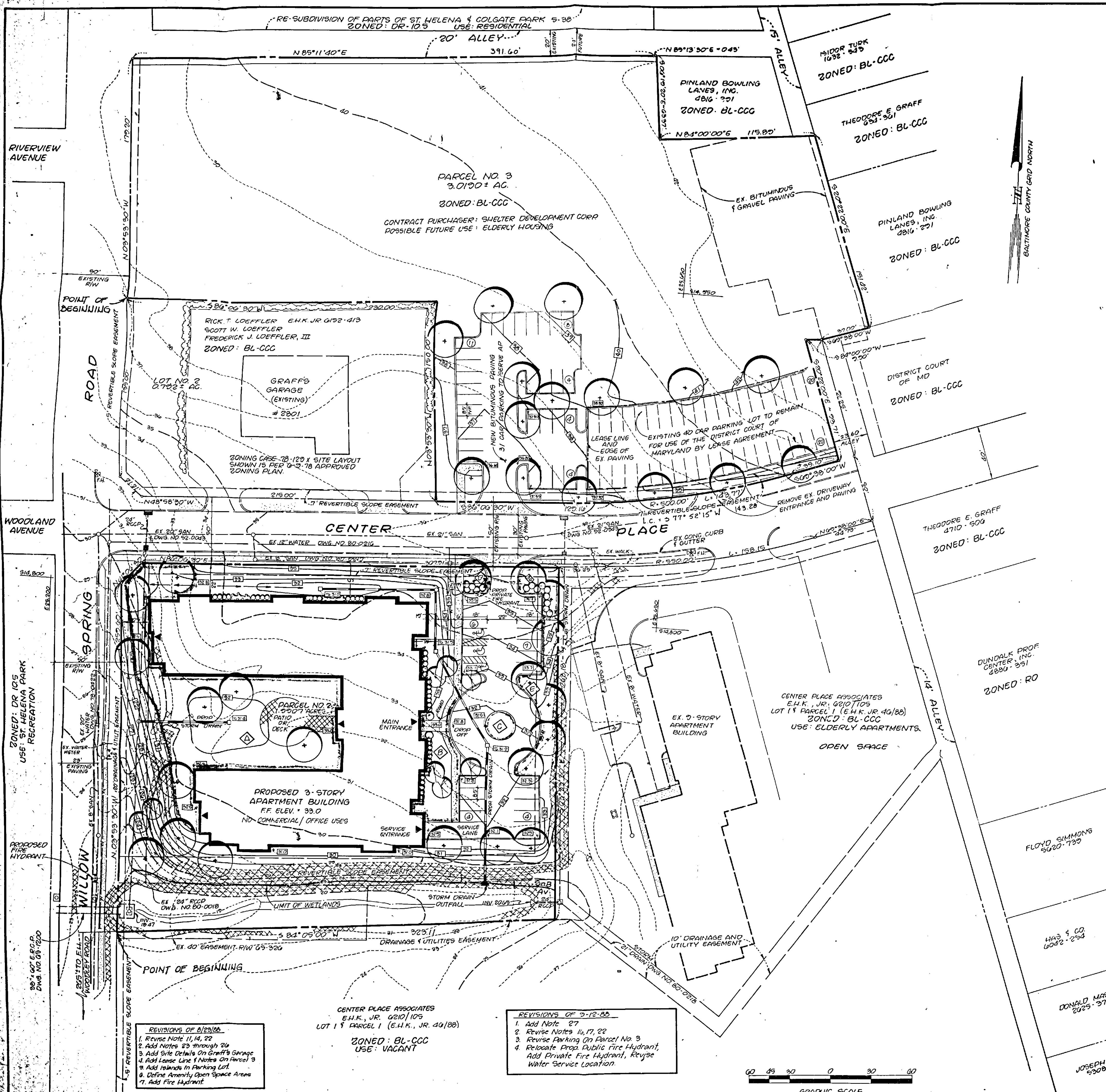
PROJECT NAME: HERITAGE COURT XXXXXXXX PLAN

PROJECT NUMBER: XII-93

The proposed development comprises a three-story apartment building for the elderly of 101 units on Parcel 2 containing 3.07 gross acres zoned EL-CDC. Parcel 3 containing 8.33 gross acres processes a parking lot for District Court use as well as parking for the development proposed and a possible future elderly housing use.

The Office of Planning and Zoning has reviewed the revised CRG plan dated 8/25/88 and accompanying elevation drawings and has the following comments:

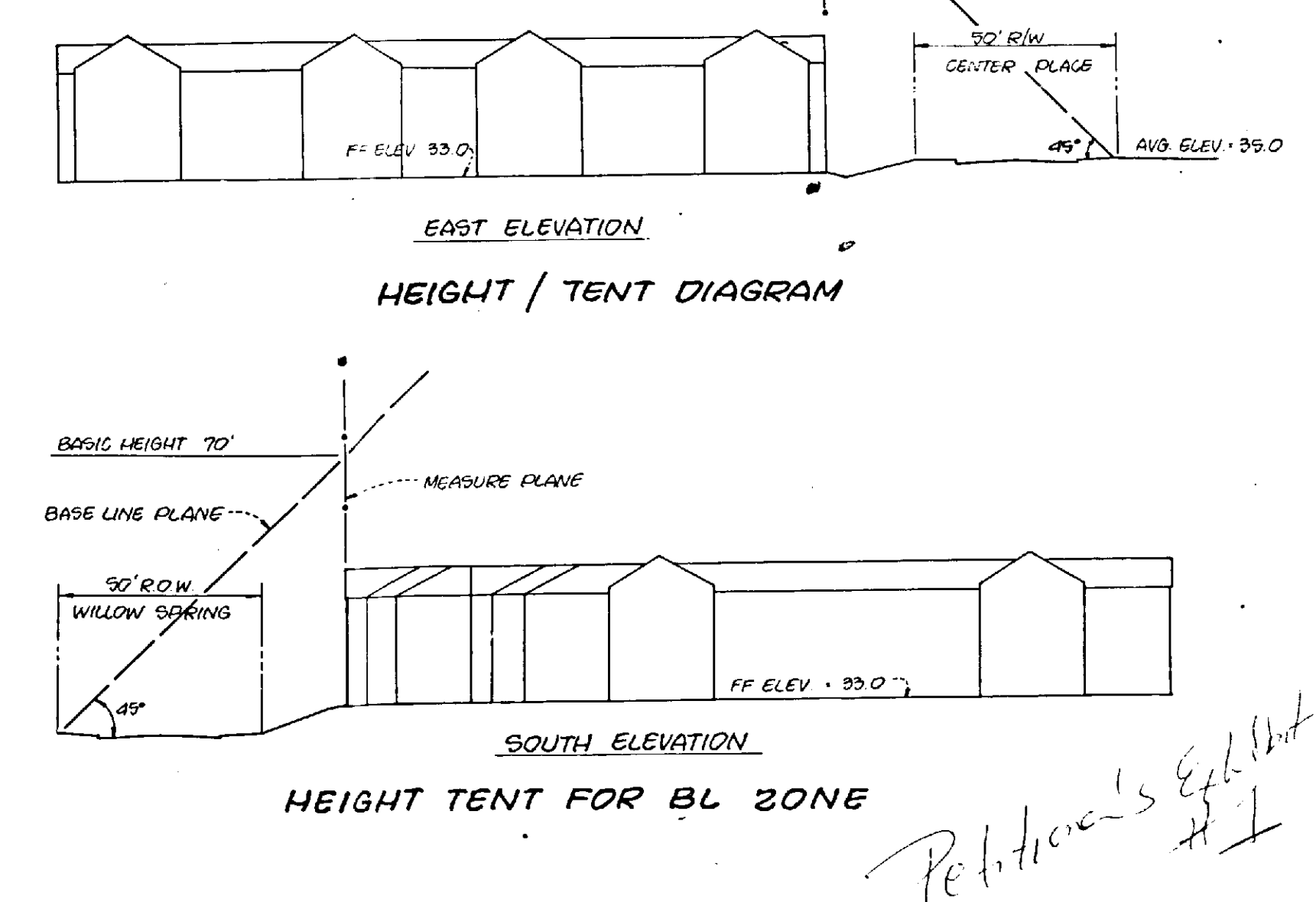
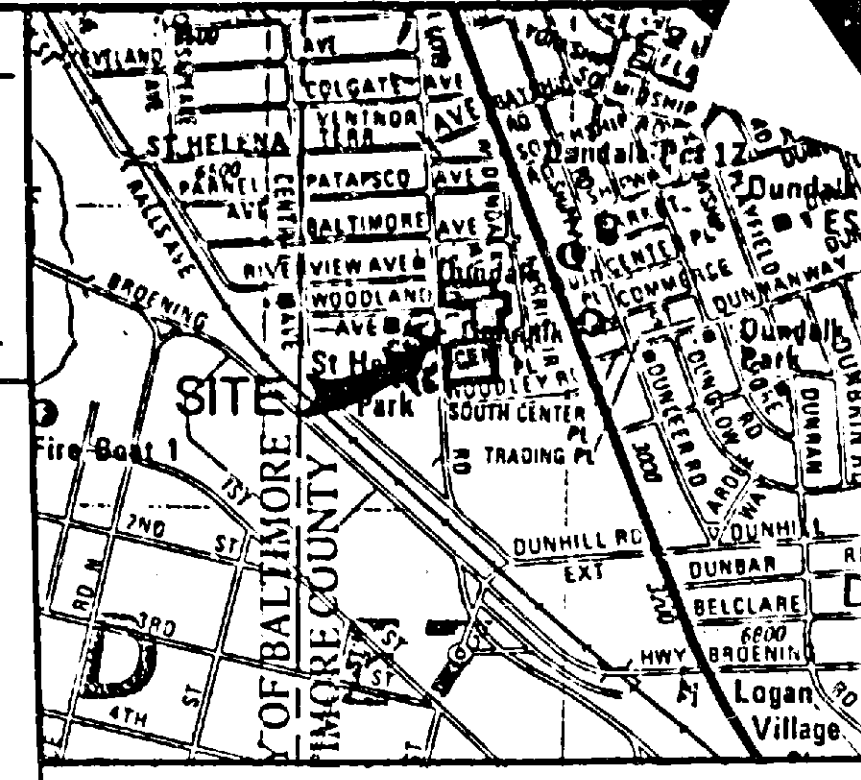
- 1) Site amenities such as benches are desirable to be provided.
- 2) A copy of the lease agreement with the District Court should be provided prior to building permit application.
- 3) Adjust note 15 to state 101 units divided by 2 = 50 parking spaces
- 4) A final landscape plan is needed prior to issuance of any building permit.



LEGEND

	EXISTING	PROPOSED
FINISHED GRADE	-----	=====
CURB	=====	=====
CONCRETE DRAIN	-----	-----
STORM DRAIN	-----	-----
SANITARY	-----	-----
WATER	-----	-----
SOILS	-----	-----
AMENITY OPEN SPACE	-----	-----

- GENERAL NOTES**
- OWNER: JUANITA B. GRAFF, RICHARD E. GRAFF & TRACY J. LOEFFLER
CONTRACT PURCHASER/APPLICANT: SHELTER DEVELOPMENT CORPORATION
 - DEED REFERENCE: LITER 7323 FOLIO 213
SEPTEMBER 2, 1986
 - TAX MAP NO. 103 PARCEL 82
TAX ACCOUNT NO.: PARCEL NO. 2 = 1900000010
PARCEL NO. 3 = 1900000011
 - ELECTION DISTRICT: 12
 - COUNCILMANIC DISTRICT: 7
 - CENSUS TRACT: 4211.02
 - WATER SHED: 34
 - SUBWATER SHED: 49
 - SITE AREA: PARCEL NO. 2 = 2.33 AC. GROSS 1.99 AC. NET
PARCEL NO. 3 = 3.37 AC. GROSS 3.02 AC. NET
TOTAL = 5.70 AC. GROSS 5.01 AC. NET
 - EXISTING ZONING: BL-CGG
PROPOSED ZONING: NO CHANGE
 - EXISTING USE: PARCEL NO. 2 - VACANT LOT
PARCEL NO. 3 - 40 CAR PARKING LOT CURRENTLY USED BY DISTRICT COURT OF MARYLAND
PROPOSED USE: PARCEL NO. 2 - CLASS A HOUSING FOR THE ELDERLY BUILDING, THREE (3) FLOOR, 2-3 STORY ACCESSORY COMMERCIAL SPACE.
PARCEL NO. 3 - EXISTING 40 CAR PARKING LOT IS TO REMAIN FOR USE OF THE DISTRICT COURT OF MARYLAND AND PARKING FOR 31 ADDITIONAL CARS IS TO BE CONSTRUCTED.
 - DEFINITION FROM BCZR:
HOUSING FOR THE ELDERLY: CLASS A: A BUILDING, A SECTION OF A BUILDING OR A GROUP OF BUILDINGS THAT CONTAINS DWELLINGS WHERE THE OCCUPANCY OF THE DWELLINGS IS RESTRICTED TO PERSONS 60 YEARS OF AGE OR OLDER OR TO COUPLES WHERE EITHER THE HUSBAND OR WIFE IS 60 YEARS OF AGE OR OLDER, AND TO ANY PERSON, REGARDLESS OF AGE, WHO HAS A PHYSICAL OR DEVELOPMENTAL DISABILITY. CLASS A HOUSING FOR THE ELDERLY IS CONSTRUCTED UNDER THE APPLICABLE PROVISIONS OF A FEDERAL OR STATE HOUSING OR TAX ACT.
 - REQUIRED BUILDING SETBACKS
FRONT: 10' FROM PL. 40' FROM CL OF STREET
INTERIOR SIDE: NONE
STREET SIDE: 10'
REAR: NONE
 - PROPOSED BUILDING HEIGHT: 36' BY ZONING POLICY RM-6 METHOD
 - MINIMUM REQUIRED OPEN SPACE RATIO: 0.2
PROPOSED OPEN SPACE RATIO: 19,178 S.F. OF AMENITY OPEN SPACE
+ 78,900 S.F. OF BUILDING = 0.24
 - AREA A 12,246 S.F.
AREA B 3,390 S.F.
AREA C 380 S.F.
AREA D 376 S.F.
AREA E 2,776 S.F.
TOTAL AMENITY OPEN SPACE 18,178 S.F.
 - MAXIMUM FLOOR AREA RATIO: 4.0
MAXIMUM PROPOSED FLOOR AREA RATIO:
78,900 S.F. + 86,715 S.F. = 0.91
 - PARKING REQUIRED: 1 SPACE PER 1.5 UNITS FOR CLASS 'A' HOUSING
101 SPACES + 1.5 = 67.3 OR 68 REQUIRED SPACES
PARKING PROVIDED:
PARCEL NO. 2 - 21 SPACES TO SERVE THE APARTMENTS INCLUDING 3 HANDICAPPED SPACES
PARCEL NO. 3 - 31 SPACES TO SERVE THE APARTMENTS
PARCEL NO. 3 ALSO INCLUDES AN EXISTING 40 CAR PARKING LOT WHICH IS TO REMAIN FOR USE OF THE DISTRICT COURT OF MARYLAND THROUGH A LEASE AGREEMENT.



SOILS LEGEND

SYMBOL	NAME	HOMESITES W/BASEMENT	STREETS & PARKING LOTS
AV	ALLUVIAL LAND	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD
3nB	SASSAFRAS	SLIGHT	MODERATE & SLOPE

PUBLIC SERVICES CRG NO. 88131
PLANNING NO.

CRG PLAN

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	8-25-88	Per Pre CRG Comments
2	9-18-88	PER FINAL CRG APPROVAL
3	9-18-88	REWORKING
4	9-18-88	ALLEY WIDTH TO 33' 60"
5	9-18-88	REMOVE 16 PARKING SPACES FOR ZONING

APPLICANT: THE SHELTER DEVELOPMENT CORPORATION 762-0595
THE PARK CHARLES
SUITE 500
218 N. CHARLES STREET
BALTIMORE, MARYLAND

PLAN PREPARATION

DESIGNED BY	DATE
AEC	7/27/88
SHD	7/27/88

HERITAGE COURT APARTMENTS
CLASS 'A' HOUSING FOR THE ELDERLY
CENTER PLACE & WILLOW SPRING ROAD
DUNDALK, MARYLAND
SUBDIVISION PLAT RECORDED ELK (P. 24) FOLIO 13 (B-11-88)
USE FOR ZONING ONLY

DRAWING NO. G1-B147
SHEET NO. 1 of 1